

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2<sup>nd</sup> Floor (One Texas Center).

CASE #

ROW #

C15-2011-0053

10575878

TP-0200080415

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

**WARNING: Filing of this appeal stops all affected construction activity.**

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 1904 Riverview Street, Austin Tx

LEGAL DESCRIPTION: Subdivision - Driving Park Addition

Lot(s) 11 Block 1 Outlot \_\_\_\_\_ Division Driving Park Addition

I/We Darrel and Betty Branhagen on behalf of  
myself/ourselves as authorized agent for

Darrel and Betty Branhagen affirm  
that on March 27, 2011,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☐ ERECT ☐ ATTACH ☐ COMPLETE ☒ REMODEL ☐ MAINTAIN

We want a variance on the 5 foot set back. We want to add water and sewer to an existing building that was built years ago slightly less (1.1 ft) than the 5 foot set back.  
(See survey for specifics)

*to create secondary apt. use*  
*3.9' from side*  
*yard property*  
*line*

in a Residential SF-3 NP district.

*hilly neighborhood*  
*Plan*

(zoning district)

**NOTE:** The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

**VARIANCE FINDINGS:** I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The property is already zoned for the intended use. The building has already existed on the property through the years. The building is a little less (1.1 ft) than the 5 foot set back required. (See copy of recent survey) We want to obtain a permit from the city to remodel and add water and sewer to the unit.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:

The building has already been constructed including foundation, sidewalk to the front door and electricity. The survey states it is pier and beam, but there are also large concrete pillars supporting the foundation that would be extremely difficult to remove and very unsightly if left.

- (b) The hardship is not general to the area in which the property is located because:

-----NA,-----

**AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The structure is already existing. We just want to add water and sewer to the back of the lot, inside the existing building. (Electricity is already there.) It is not out of character with the neighborhood. It will not change the appearance, in fact we are planning on up grading the gutters and repainting it all to match the main house that has just been repainted. A satellite picture is enclosed that shows the character and use of adjacent properties. Many of the lots in the same also have back structures and parking access off the alley.—

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**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

There is alley access to the property. One (or more) parking spaces can easily be added in the back yard. There is a 6 ft tall wrought iron fence across the back with two large gates that swing open to easily accommodate a couple vehicles to pass into the area to and from the alley. We plan to outline the parking space and put crushed granite there for adequate drainage and so it won't tear up the yard. The attached satellite picture shows that properties in the same block use this alley for access to the back buildings and for parking.

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

In the front of the house there is adequate room for two or more cars in the driveway, including a covered carport attached to the roof of the main house. (In addition to the parking space that will be added to the back yard beside the existing unit.)

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

Any remodeling will be done according to the city code. (The main house was recently remodeled and upgraded voluntarily to increase safety and assure compliance with recent code changes that may not have existed when the house was built in 1980)

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

— NA —

**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Darrel Branham Betty Branham

Mail Address 1132 Camrose Lane

City, State & Zip DeSoto, Tx., 75115

Printed Darrel and Betty Branham

Phone 972-709-9580 Date March 27, 2011

**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

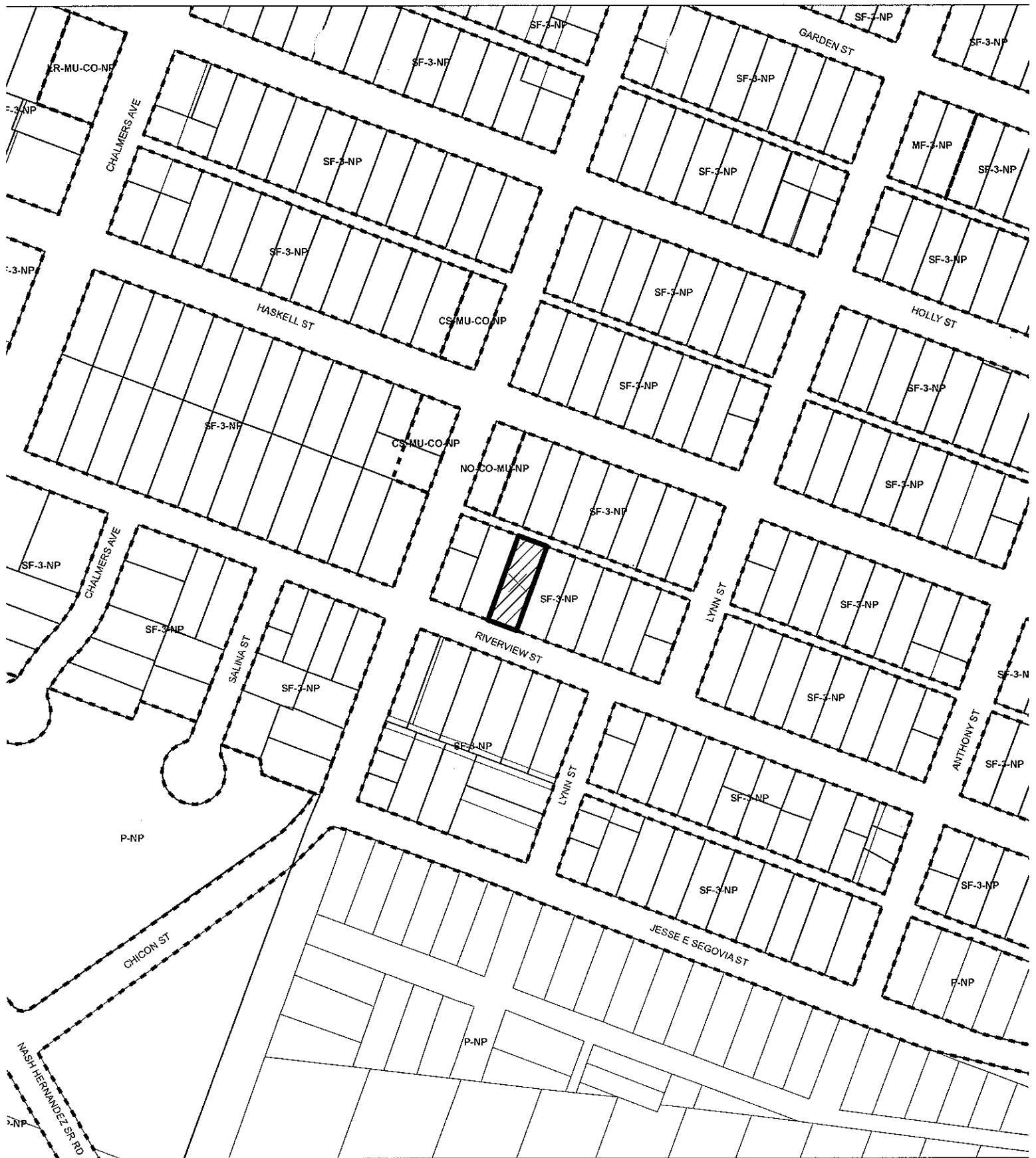
Signed Darrel Branham Betty Branham

Mail Address 1132 Camrose Lane

City, State & Zip DeSoto, TX 75115

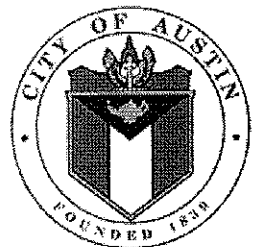
Printed Darrel and Betty Branham



Phone 972-709-9580 Date March 27, 2011



## BOARD OF ADJUSTMENTS

CASE#: C15-2011-0053  
 LOCATION: 1904 RIVERVIEW ST  
 GRID: K21  
 MANAGER: S. WALKER



 SUBJECT TRACT  
 ZONING BOUNDARY

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1132 Camrose Lane  
DeSoto, TX 75115  
April 12, 2011

City of Austin  
Review Department  
505 Barton Springs Road  
Austin, TX 78705

Re: 1904 Riverview St  
Set Back Variance Application

Dear Ms. Walker

Attached is the application for a variance on the 5 foot set back requirement on the back building at 1904 Riverview St. I mailed the original application with a full size plat map, legal size survey and another check to: Watershed Protection and Development Review Department, PO Box 1088, Austin, TX 78767-1088 about two weeks ago.

I am enclosing a copy of this application and an additional check. (I have also included some more recent photos of the property that weren't in the original application.)

As discussed yesterday, we purchased the property and have remodeled the front unit. We want to remodel/add water and sewer to the back unit, but realize there may be difficulty getting a permit to do the work as planned because it is 3.9 ft instead of 5 ft from the property line

I can be reached at [bettybranhagen@tx.rr.com](mailto:bettybranhagen@tx.rr.com), home phone is 972-709-9580 and my cell phone is 214-226-2617. Please let me know how the process is coming, and if it will be on the May 9<sup>th</sup> meeting (as reportedly discussed with Mr. JH Shooter previously).

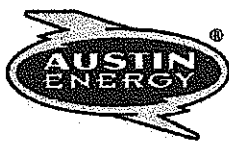
I really appreciate your assistance in this matter. Please let me know how I can further assist you.

Sincerely,



Betty Branham

Enclosure



## City of Austin

*Austin's Community-Owned Electric Utility*

[www.austinenenergy.com](http://www.austinenenergy.com)

Town Lake Center • 721 Barton Springs Road • Austin, Texas • 78704

March 31, 2011

Darrel and Betty Branhagen  
1132 Camrose Lane  
DeSoto, Texas 75115

Re: 1904 River View Street  
Lot 11, Block 1 Driving Park Addition

Dear Mr. and Mrs. Branhagen,

Austin Energy (AE) has reviewed your application for the above referenced property requesting to remodel existing building. Austin Energy has no conflicts with this application as requested and shown on the attached red-stamped sketch.

Thank you for checking with us in advance. Should you have any questions, please feel free to contact me at 322-6112.

Sincerely,

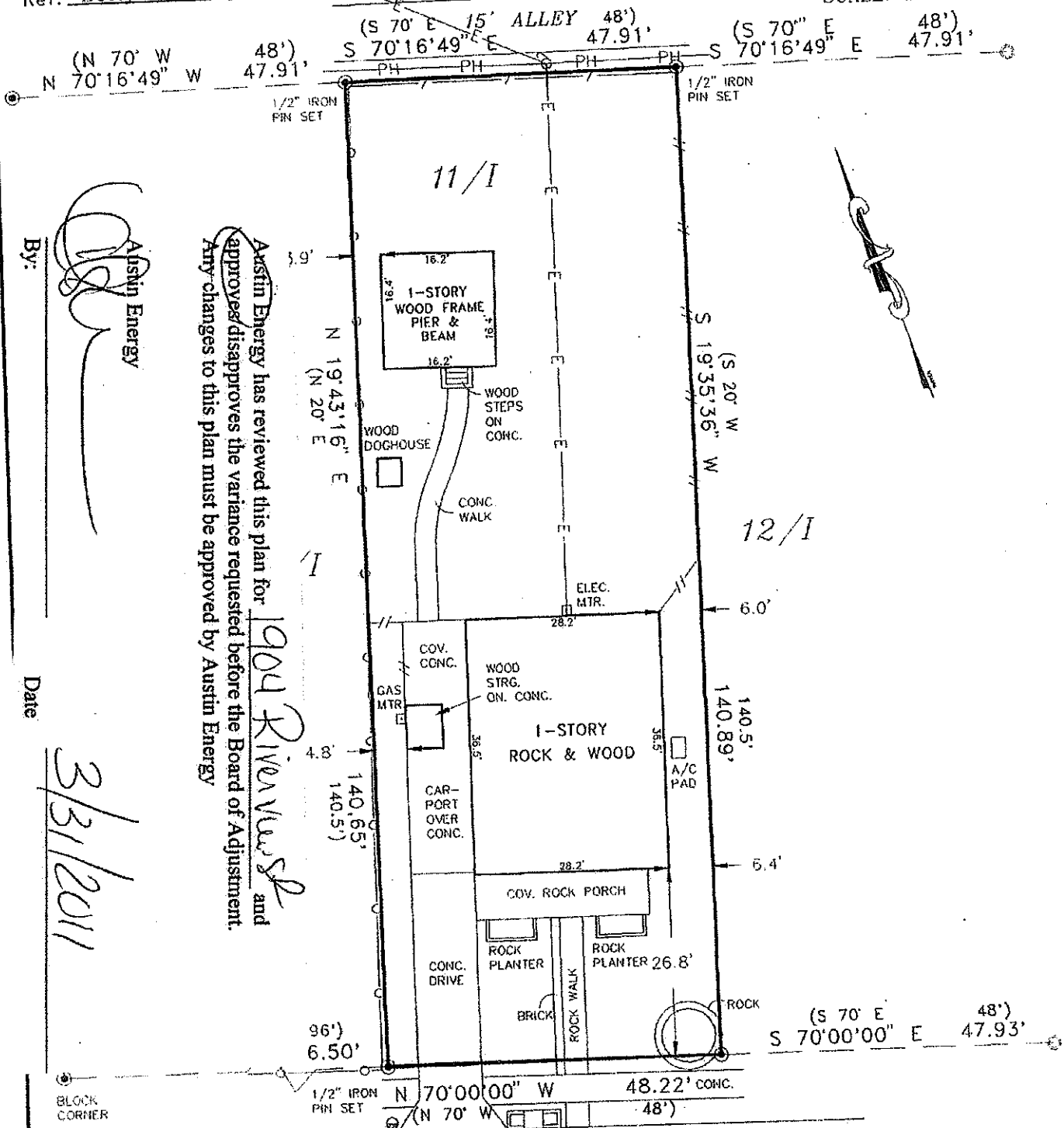
A handwritten signature in black ink, appearing to read "Christine Esparza", with a long horizontal flourish extending to the right.

Christine Esparza  
Public Involvement/Real Estate Services

Cc: Diana Ramirez and Susan Walker

Plat of survey of property at 1904 River View Street  
described as Lot 11, Block I, of DRIVING PARK ADDITION  
a subdivision of record in Map or Plat  
Volume/Book/Cabinet 2 at Page(s)/Slide(s) 206D of the Travis  
County, Texas Plat Records. G.F. # LRT71-71-0005003-1 Dated: 1-27-11  
Ref: Betty Branhagen and Darrel Branhagen

SCALE: 1" = 20'



By:

Austin Energy

Austin Energy has reviewed this plan for 1904 River View Street and approves/disapproves the variance requested before the Board of Adjustment. Any changes to this plan must be approved by Austin Energy.

Date:

3/31/2011

RIVER VIEW STREET

To: Chicago Title Insurance Company, Ameripro Funding Inc., dba Land Mortgage exclusively.

The undersigned does hereby certify that the plat shown represents the results of a survey on the ground under my supervision and is true and correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements, except as shown and the property has access to a dedicated roadway.



Ref: Darrel R and Betty M Brathagen

15' ALLEY

SCALE 1" = 20'

(S 70° E 48')  
S 70°16'49" E 47.91'

(S 70° E 48')  
S 70°16'49" E 47.91'

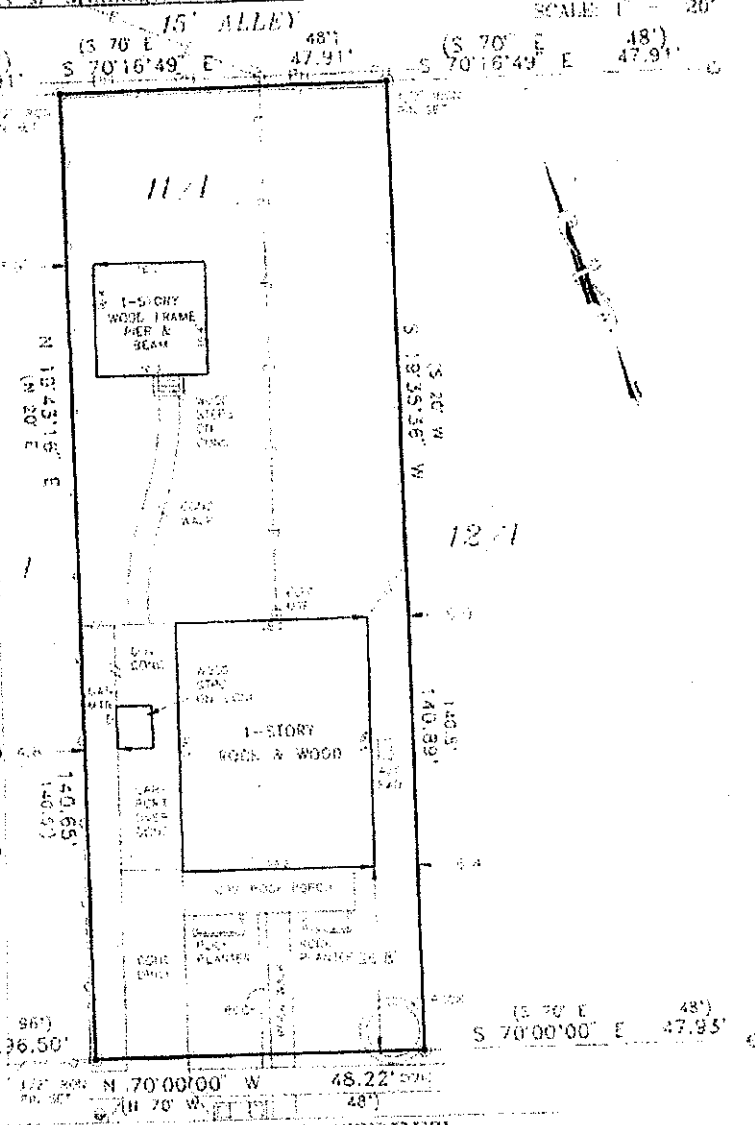
(N 70° W 48')  
N 70°18'49" W 47.91'

(N 70° W 48')  
N 70°18'49" W 47.91'

~~Austin Energy~~

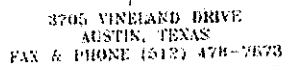
Date \_\_\_\_\_

3/31/2011



is hereby certify that the plat shown represents the results  
ground under my supervision and is true and correct and  
discrepancies, conflicts, shortages in area, boundary line  
ments, overlapping of improvements, visible utility easements,  
of the property has access to a dedicated roadway.

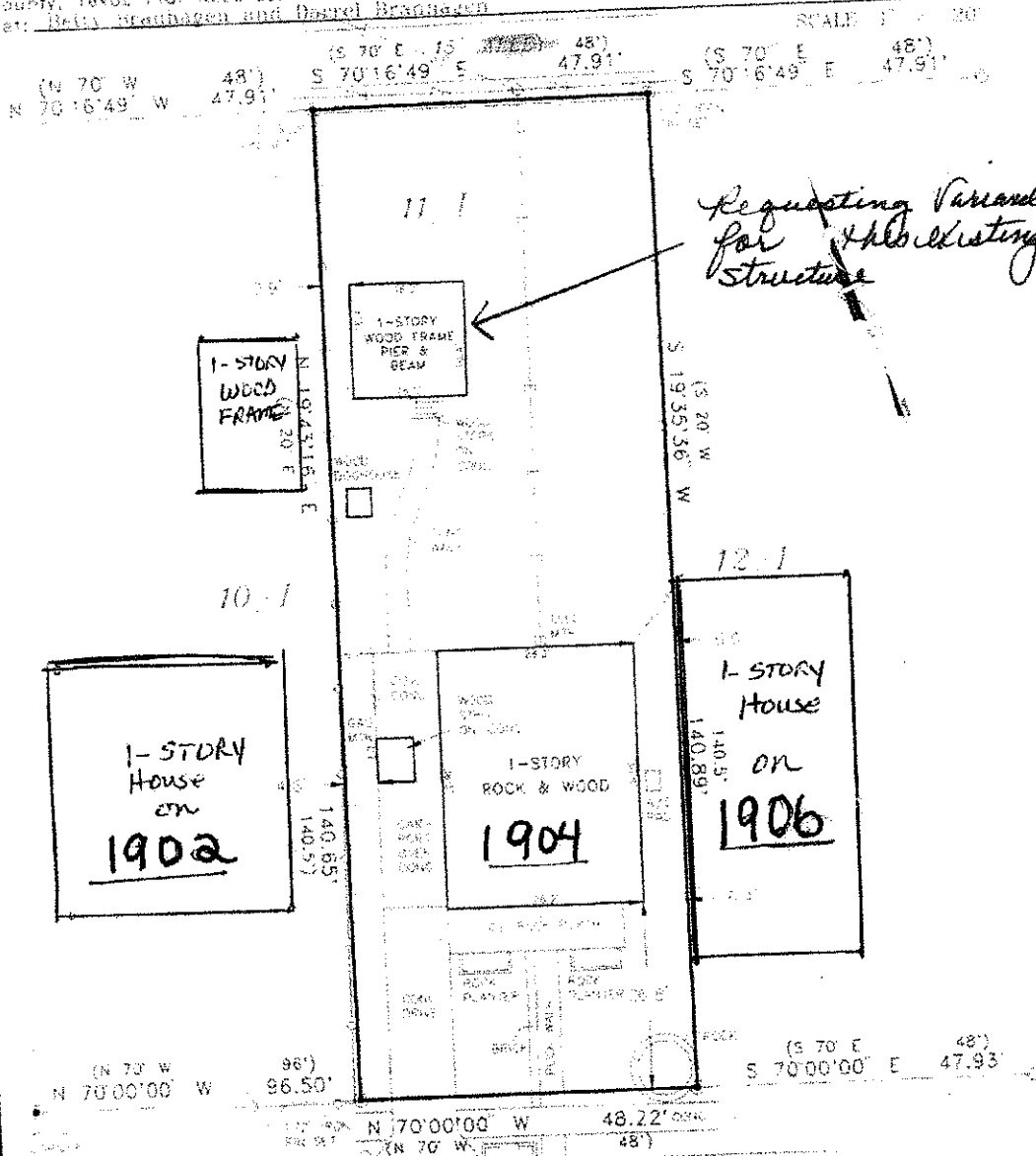
as shown on Community Panel Number 480624 0165 F  
of the FLOOD INSURANCE RATE MAP prepared for City of Austin  
by the Federal Insurance Administration Department, H.U.D.  
Effective Date: June 16, 1993



- 57-43
- STATE OF TEXAS  
COUNTY OF DALLAS  
MICHAEL J. ROEDER  
5278  
CRIMINAL JUSTICE  
SHERIFF'S OFFICE
- DATE: 11 10 10

# Existing Structures on Adjacent Lots

Plot of survey of property at 1804 River View Street  
 described as Lot 11, Block 1, of BRIDGEMAN PARK ADDITION  
 a subdivision of record in Map or Plat  
 Volume/Book/Chapter 2 of Page(s)/Slide(s) 2000 of the Tracts  
 County, Texas Plat Records, C.F. # 18771-71-0003003-1 Dated: 1-27-11  
 Ret: Betty Brannigan and Darrel Brannigan



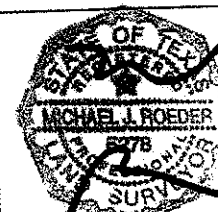
To: Chicago Title Insurance Company, Ameripro Funding Inc., dba Land Mortgage exclusively.

The undersigned does hereby certify that the plat shown represents the results of a survey on the ground under my supervision and is true and correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements, except as shown and the property has access to a dedicated roadway.  
 The property shown hereon is located in Zone "A" areas outside the 500 year floodplain

as shown on Community Panel Number 480824 0165 E  
 of the FLOOD INSURANCE RATE MAP prepared for City of Austin  
 by the Federal Insurance Administration Department, H.U.D.  
 Effective Date, June 16, 1993

**ROEDER SURVEYING**  
 3705 VINELAND DRIVE  
 AUSTIN, TEXAS  
 FAX & PHONE (512) 478-7673

LEGEND  
 1/2" IRON PIN FOUND  
 1/2" IRON PIN FOUND  
 POWER POLE  
 WATER METER  
 IRON FENCE  
 WOODEN FENCE  
 CONCRETE FENCE  
 WOODEN POST LINE  
 CONCRETE POST LINE  
 CONCRETE FLOOR LINE  
 CONCRETE FLOOR LINE



DATE 1-31-11

Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.



1902

1904  
Riverview St.

1906



Set back variance is requested for this back unit of 1904 Riverview.

This shows the hardship of moving it because of the existing concrete pillars and sidewalk.



This shows a consistency with the neighborhood. This is 1906 Riverview. The stake at the front with the red ribbon was placed there when the survey was done prior to us purchasing the property. This house to the east is less than two feet from the 1904 Riverview property line. (Note that the tree can be seen on the left that was on the survey with stone surrounding it. We removed the stone to protect the tree.)



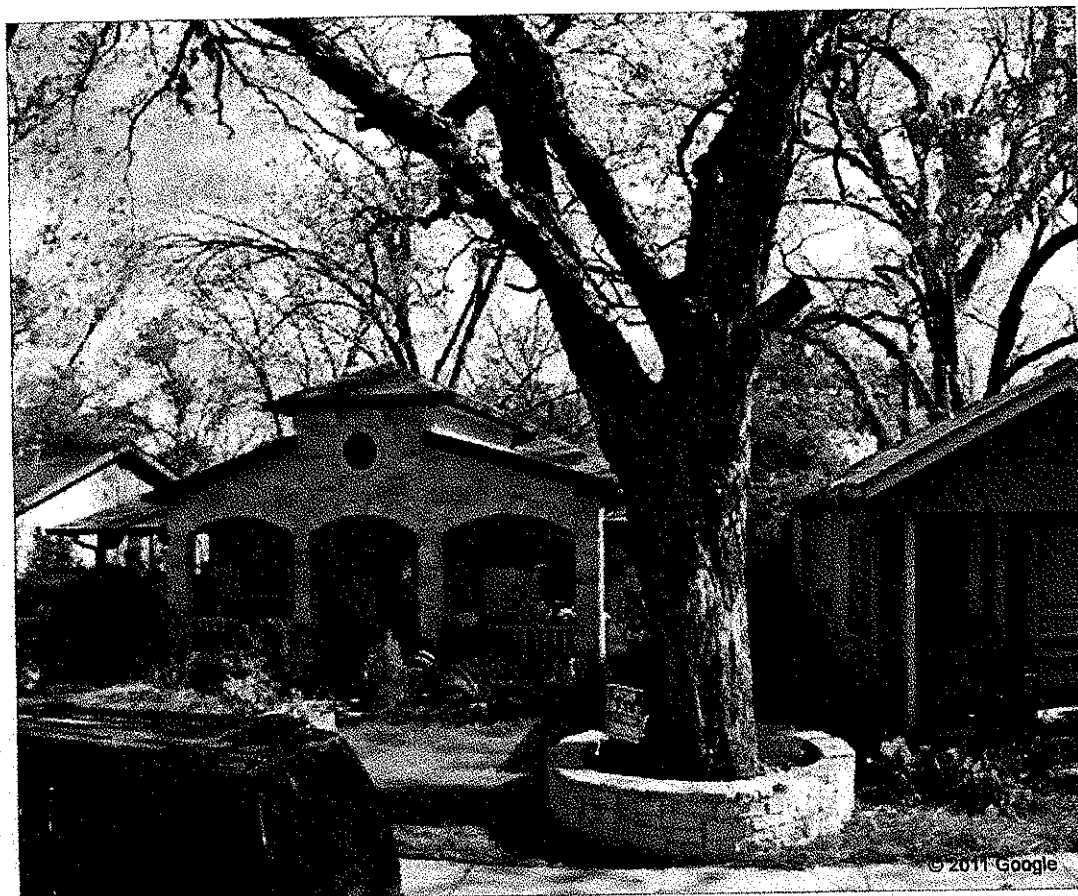
This again shows consistency with the neighborhood. This is the west side of the property, including the back unit .

Google maps

Address **1904 Riverview St**  
**Austin, TX 78702**

**Save trees. Go green!**

Download Google Maps on your  
phone at [google.com/gmm](http://google.com/gmm)

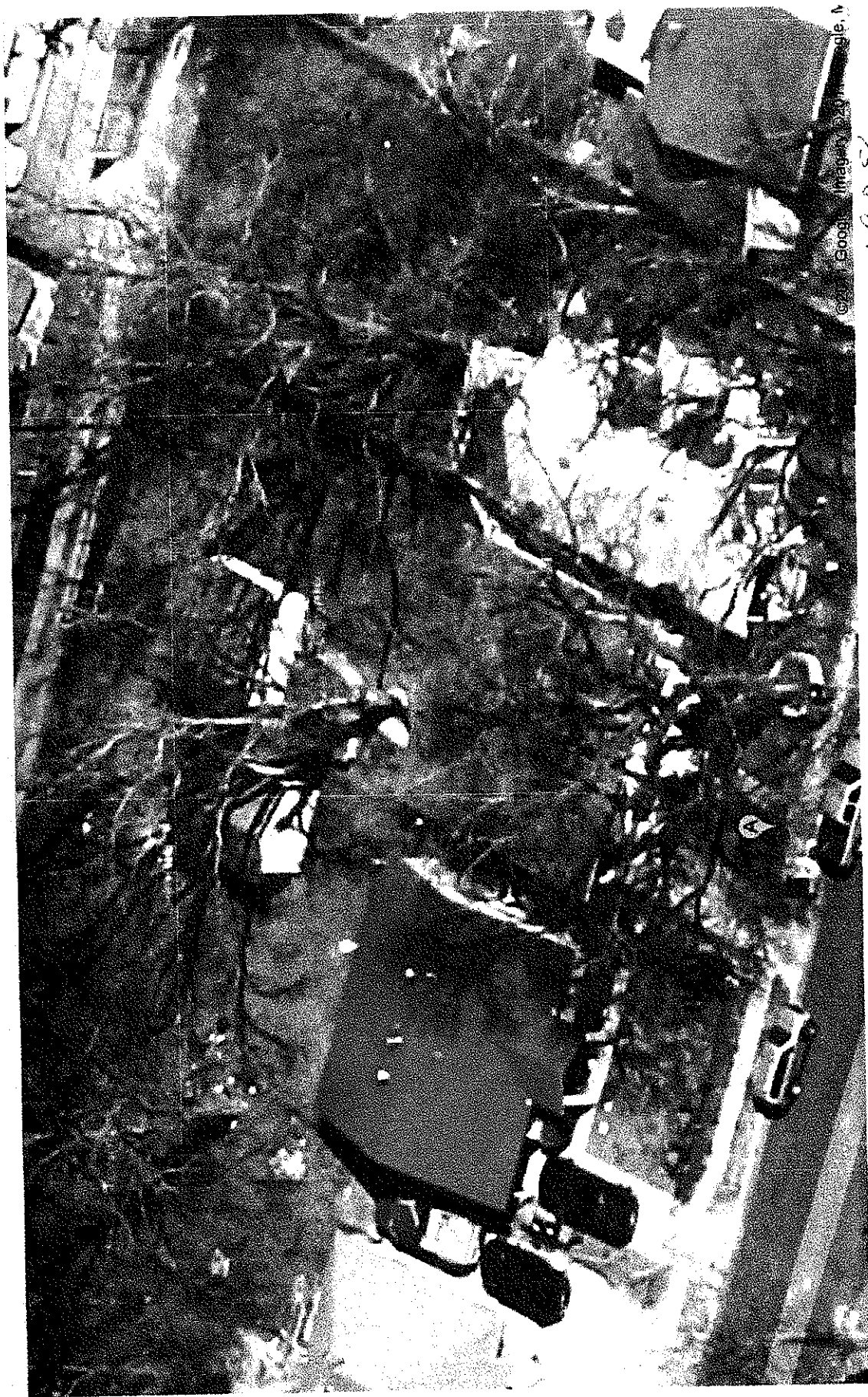


The brick surrounding the tree is detailed on the survey and is clearly on our property. (We have recently removed the brick on the advice of an Arborist to protect the pecan tree.) This picture is further evidence of the location of the structure to the east of our property line. (It can also be seen well also from the satellite photos if one follows the diagonal fence to the property line.)



# Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.



1908

1904  
Riverview Street

1902



Google maps

Address 1900 Riverview Street

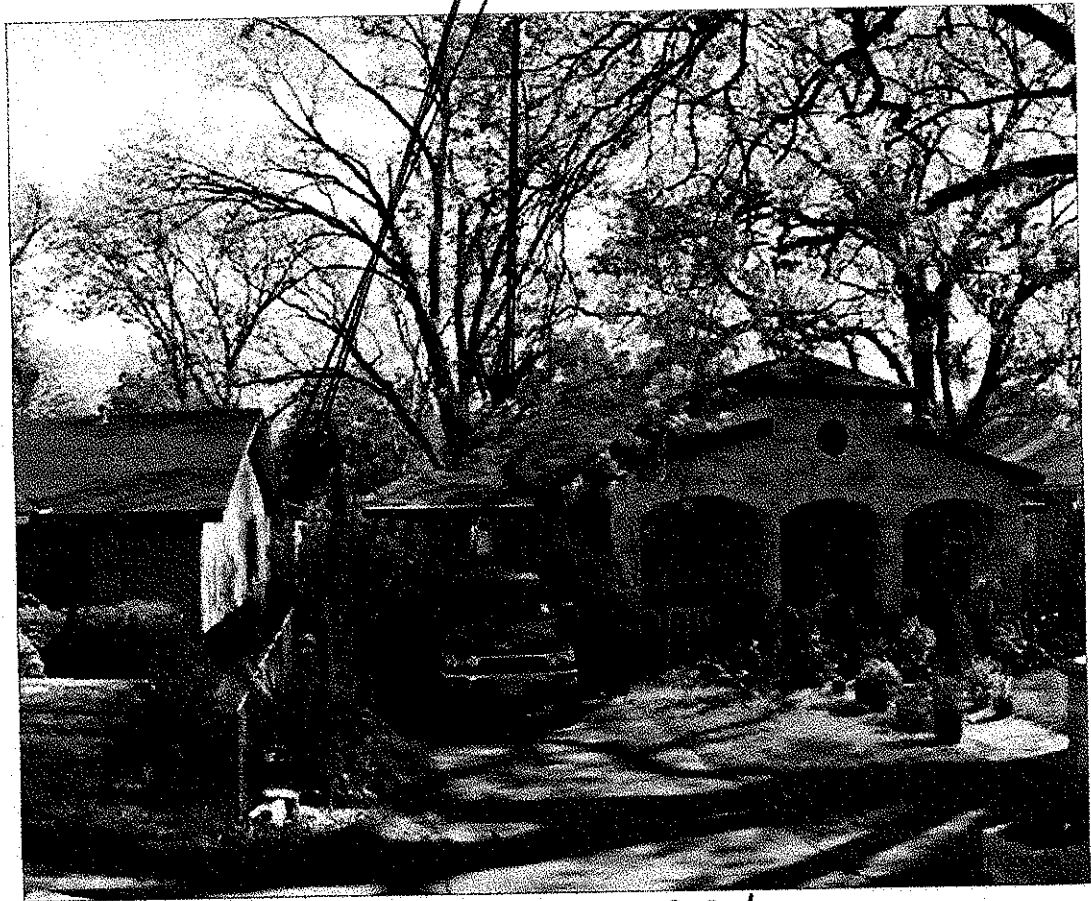
Address is approximate

Save trees. Go green!

Download Google Maps on your phone at [google.com/gmm](http://google.com/gmm)



*Back Buildings*



*1902*

*1904  
Riverview*

In this photo you can see the location of the structures at 1902 Riverview Street.

## Google maps

The back building on 1904 Riverview is consistent with the neighborhood character. Note that many lots are using the alley access for parking. Most lots have back buildings.

To see all the details that are visible on the screen, use the "Print" link next to the map.

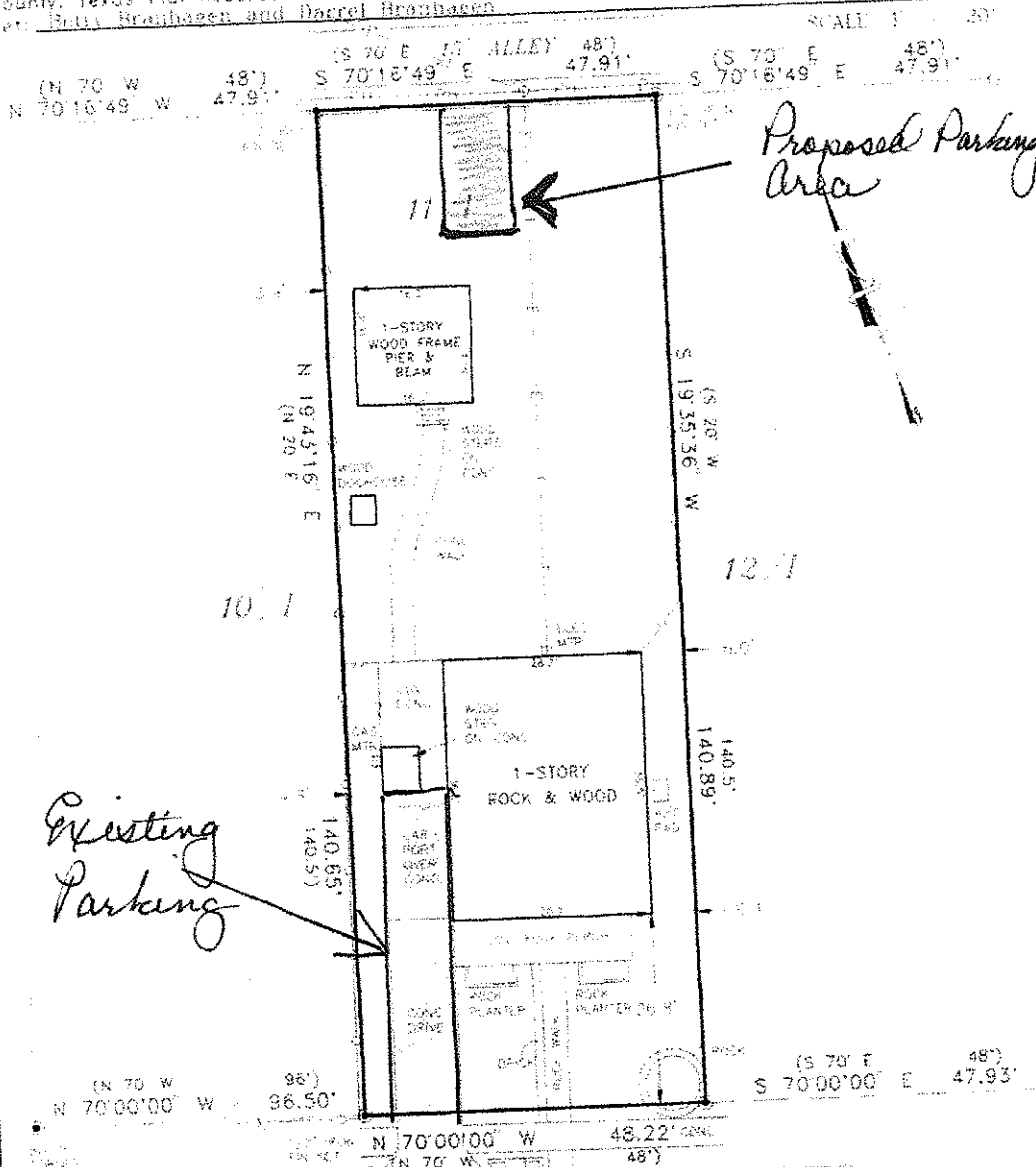


1902 1904 1906 1908 1910 1912 1914

Riverview Street

# Parking Plan

Plat of survey of property of 1004 River View Street  
 described as Lot 11, Block 1, of DRIVING PARK ADDITION  
 a subdivision of record in Map or Plat  
 Volume/Book/Cabinet 2 of Page(s)/Slide(s) 3085 of the Travis  
 County, Texas Plat Records. G.F. # DR771-1-0005003-1 Dated: 1-27-11  
 Ret: Billy Brashagen and Darrel Brashagen

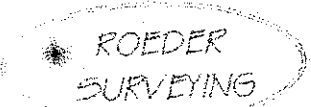


## RIVER VIEW STREET

To: Chicago Title Insurance Company, Ameripro Funding Inc., dba Land Mortgage exclusively.

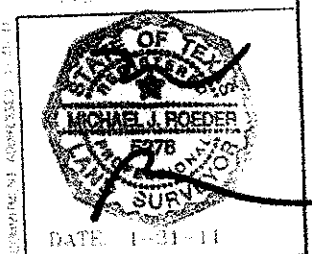
The undersigned does hereby certify that the plat shown represents the results of a survey on the ground under my supervision and is true and correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements, except as shown and the property has access to a dedicated roadway. The property shown hereon is located in Zone "X" areas outside the 500 year floodplain

as shown on Community Panel Number 480824 0185 E  
 of the FLOOD INSURANCE RATE MAP prepared for City of Austin  
 by the Federal Insurance Administration Department, H.U.D.  
 Effective Date: June 16, 1993



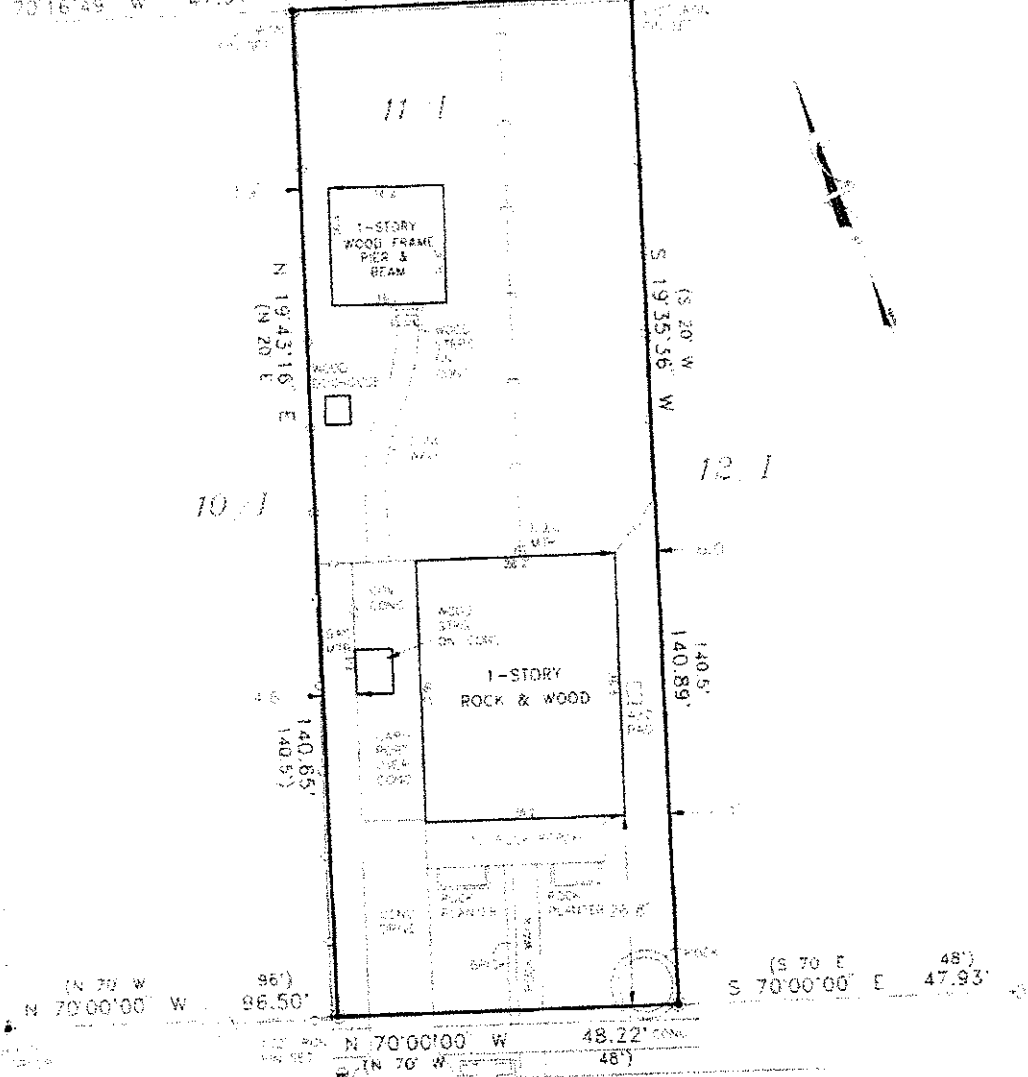
3705 VINELAND DRIVE  
 AUSTIN, TEXAS  
 FAX & PHONE (512) 478-7673

- LEGEND
- E.C. (E.C. 1000)
  - C.C. (C.C. 1000)
  - POWER LINE
  - WATER LINE
  - ROAD
  - FENCE
  - ROEDER SET
  - CROWN LINE
  - SURV. LINE
  - OPERATED SURV. LINE
  - RECORD INFORMATION



Plat of survey of property of 1904 River View Street  
 described as Lot 11, Block 1, of DRIVING PARK ADDITION  
 a subdivision of record in Map or Plat  
 Volume/Book/Cabinet 2 of Page(s)/Slide(s) 206D of the Travis  
 County, Texas Plat Records. G.F. # 0005003 Dated: 1-27-11  
 Ref: Betty Brauhagen and Darrel Brauhagen

SCALE 1" = 20'  
 (N 70° W 48') S 70°16'49" E 47.91' (S 70° E 48')  
 S 70°16'49" E 47.91'

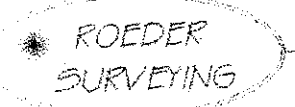


**RIVER VIEW STREET**

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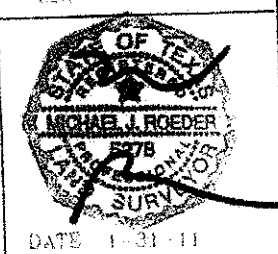
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as shown on Community Panel Number 480024 0165 E  
 of the FLOOD INSURANCE RATE MAP prepared for City of Austin  
 by the Federal Insurance Administration Department, H.U.D.  
 Effective Date: June 16, 1993



3705 VINELAND DRIVE  
 AUSTIN, TEXAS  
 FAX & PHONE (512) 478-7673

- LEGEND
- 1/2" IRON PIN FOUND
- 1/2" IRON PIPE FOUND
- OWNER YIELD
- WATER METER
- WOOD FENCE
- ALUMINUM FENCE
- CHAIN LINK FENCE
- OVERHEAD POWER LINE
- OVERHEAD ELECTRIC LINE
- 1" REINFORCED CONCRETE



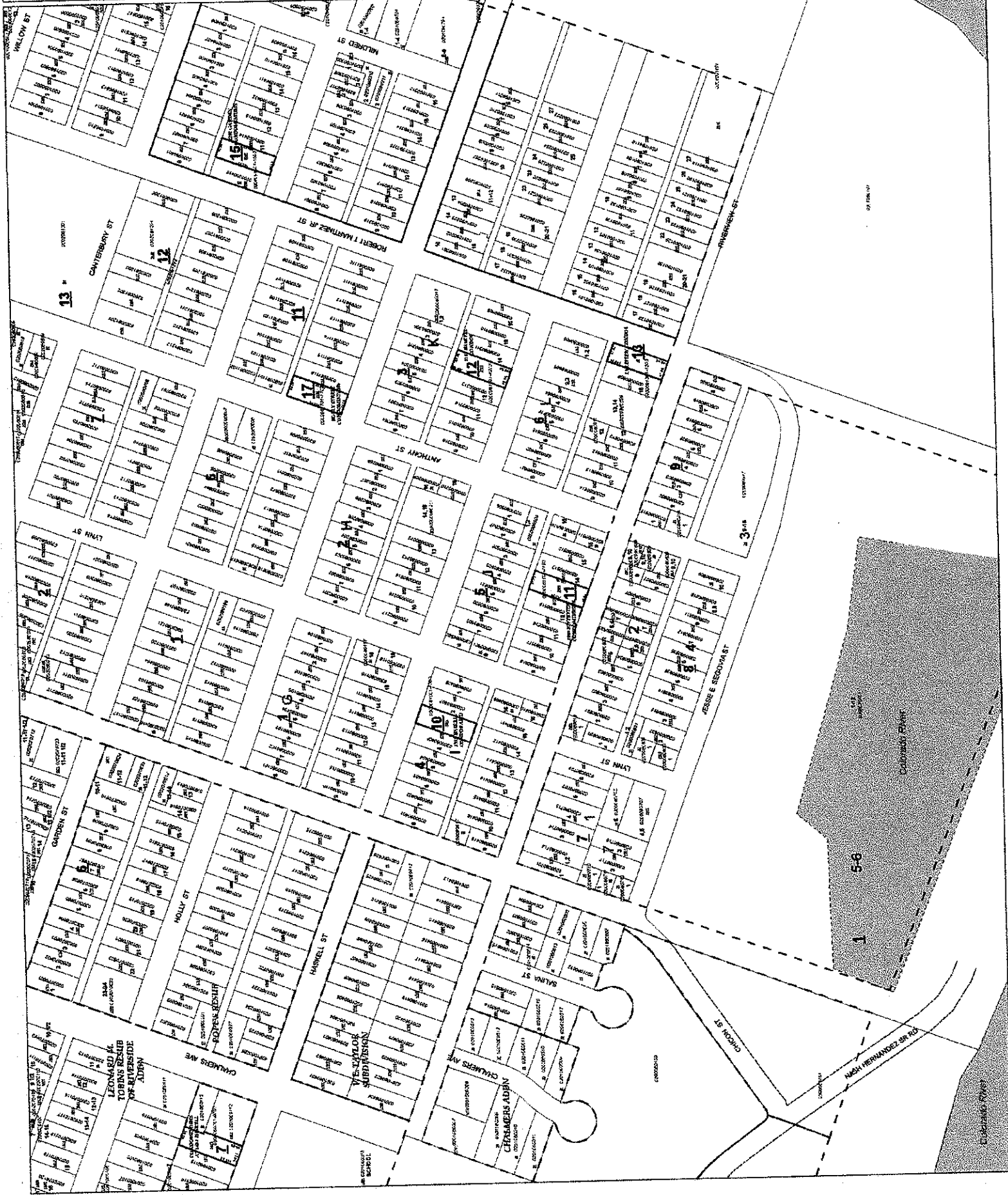
**Travis Central Appraisal District**  
 P.O. Box 149012  
 Austin, Texas 78714  
 Internet Address: [www.travisappraisal.org](http://www.travisappraisal.org)  
 Main Telephone Number (512) 634-9317  
 Fax (512) 634-9318  
 TDD (512) 634-9328

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 Areas depicted by these digital products are approximate,  
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 adequacy of this information and expressly disclaims liability for  
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 a legal document.

NAD 1983 StatePlane  
 Texas Central FIPS 4203 Feet  
 Projection: Lambert Conformal Conic  
 Zone 14N  
 Scale: 1" = 100 feet  
 This map is not to be used for any other purpose.  
 Date: 7/10/2009

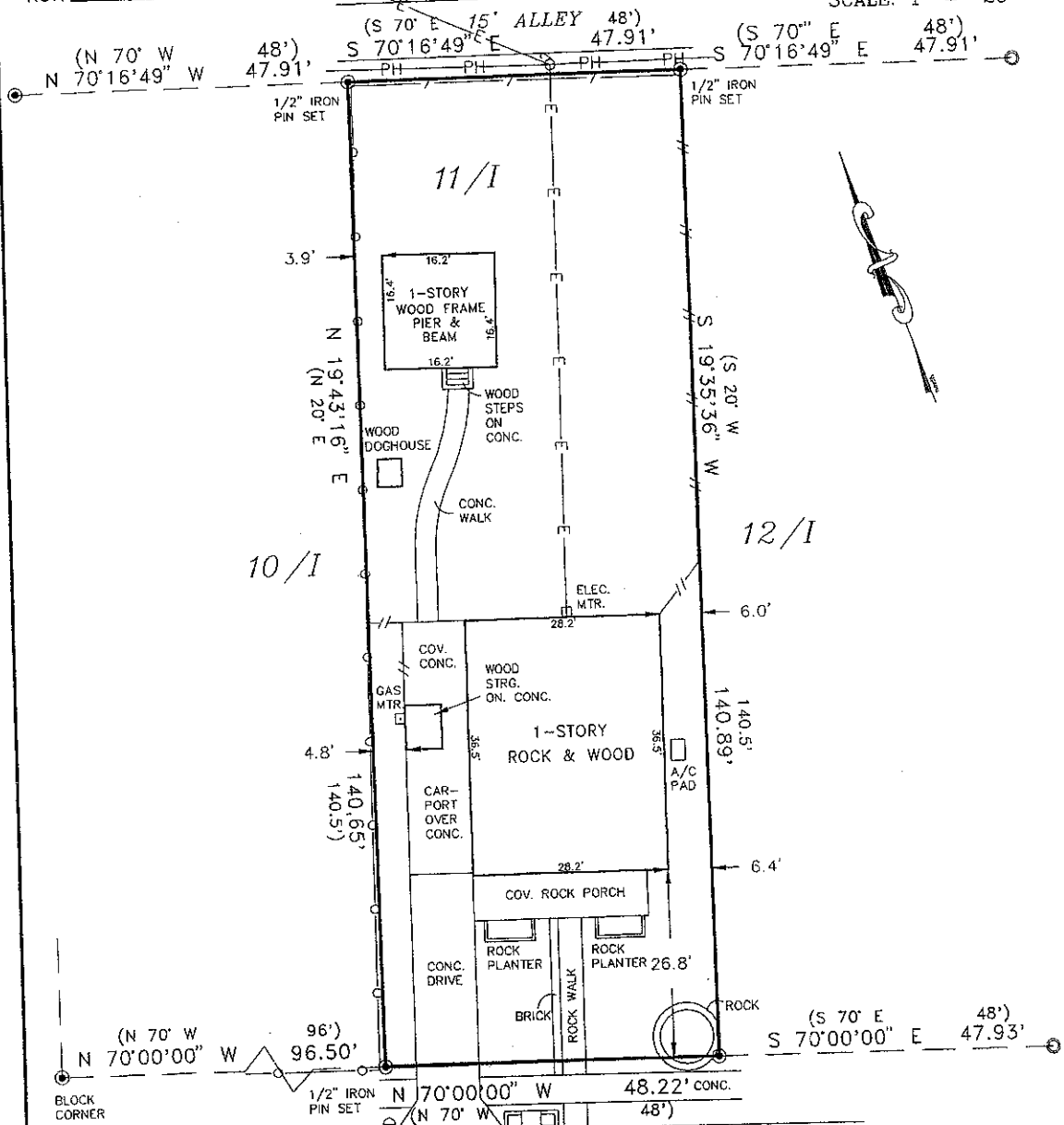
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2002	2002	1" = 100 feet	14N	100
2003	2003	1" = 100 feet	14N	100
2004	2004	1" = 100 feet	14N	100
2005	2005	1" = 100 feet	14N	100
2006	2006	1" = 100 feet	14N	100
2007	2007	1" = 100 feet	14N	100
2008	2008	1" = 100 feet	14N	100
2009	2009	1" = 100 feet	14N	100

0 120 Feet  
 Revision Date  
 7/09/2009  
**2 0008**



Plat of survey of property at 1904 River View Street  
described as Lot 11, Block I, of DRIVING PARK ADDITION  
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Volume/Book/Cabinet 2 at Page(s)/Slide(s) 206D of the Travis  
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Ref: Betty Branhagen and Darrel Branhagen

SCALE: 1" = 20'

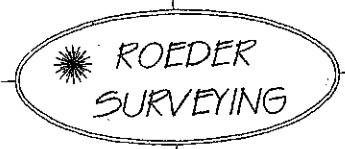


### RIVER VIEW STREET

To: Chicago Title Insurance Company, Ameripro Funding Inc., dba Land Mortgage  
exclusively.

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as shown on Community Panel Number 480624 0165 E  
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Effective Date: June 16, 1993

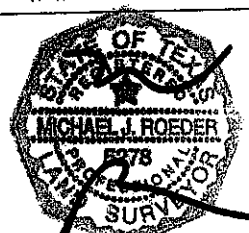


3705 VINELAND DRIVE  
AUSTIN, TEXAS  
FAX & PHONE (512) 478-7673

#### LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIPE FOUND
- ⊕ POWER POLE
- ⊙ WATER METER
- IRON FENCE
- WOODEN FENCE
- CHAIN LINK FENCE
- PH OVERHEAD PHONE LINE
- E OVERHEAD ELECTRIC LINE
- ( ) RECORD INFORMATION

COMMITMENT ADDRESSED: 1-31-11



DATE: 1-31-11